



**For Sale**  
**Commercial Building Investment**  
42-44 Great Victoria Street, Belfast, BT2 7BA

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**FRAZER  
KIDD**



# For Sale Commercial Building Investment

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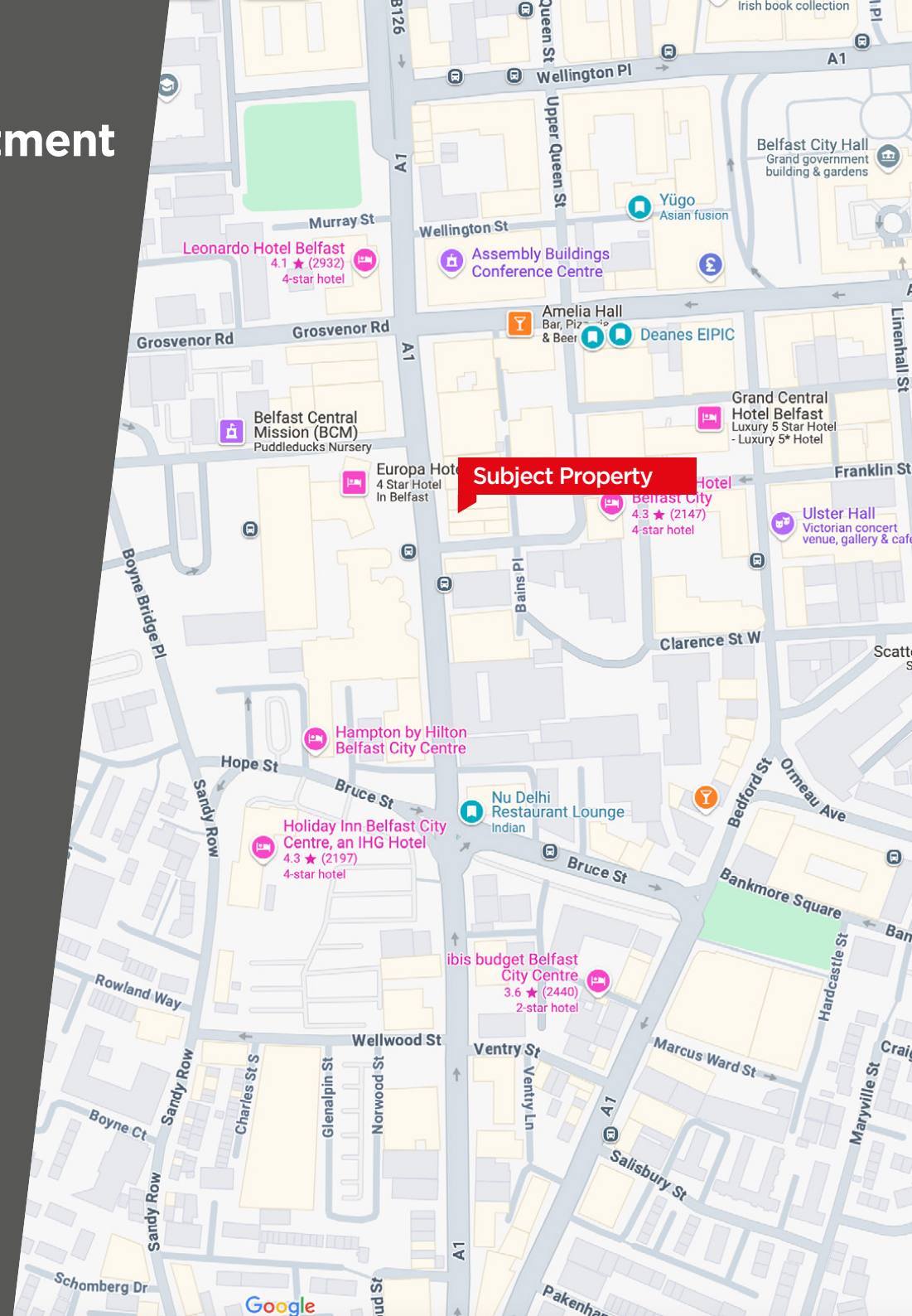
## Summary

- Prominent commercial premises directly opposite the Europa Hotel.
- Currently producing an income of £20,500 per annum.
- 3-storey fully let commercial premises.
- The premises are finished to a good standard extending to c. 1,495 sq ft.

## Location

Prominent commercial building situated on Great Victoria Street, served by excellent transport links including the M1/M2/M2, Westlink and City Centre routes, all of which are easily accessible.

Conveniently positioned in the City Centre, within a short walking distance of the new Belfast Grand Central Station, several public and private car parks along with many well-known cafes and restaurants.





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## Description

The subject property comprises of a 3-storey commercial premises plus attic extending to c. 1,495 sq ft, consisting of a self-contained ground floor unit with its own entrance together with separately accessed upper floor premises.

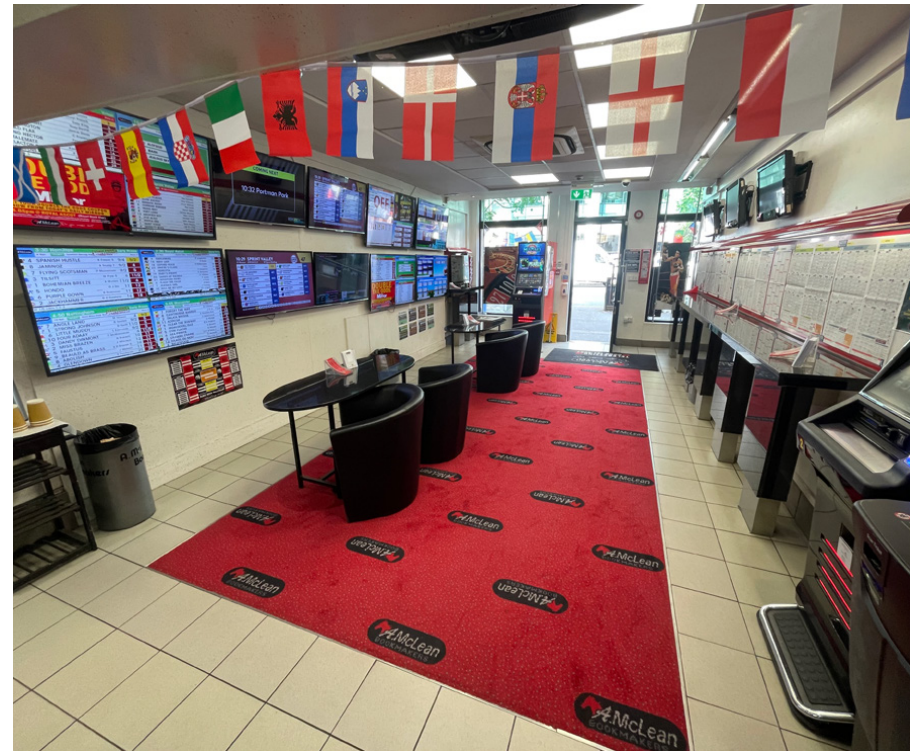
The ground floor retail shop is currently trading as a bookmaker and is fitted out to a good standard with a trading area, staff area, and kitchenette. The property benefits from tiled flooring in the trading area and laminated flooring in the staff area, and LED lighting.

The first, second and third floor is currently trading as a barber which is fitted out to a good standard to include tiled flooring in the sales areas with laminated flooring for the staff areas, and LED strip lighting throughout.

## Accommodation

We calculate the approximate Net Internal Areas to be as follows:

Description	Sq. M	Sq. Ft
Ground Floor	52.86	569
First Floor	41.23	444
Second Floor	33.16	357
Third Floor	11.59	125
<b>Total Approximate Net Internal Area</b>	<b>138.84</b>	<b>1,495</b>



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## Tenancy

Address	Tenant	Rent (PA)	Lease Start	Lease Expiry	Comments
42 Great Victoria Street	McLean Bookmakers	£14,500	01.05.2001	30.04.2026	Full Repairing and Insuring
42A Great Victoria Street	Private Individual	£6,000	01.02.2022	31.01.2032	Full Repairing and Insuring

## Price

Inviting offers over £255,000.

## Title

Assumed freehold/leasehold.

## VAT

All figures quoted are exclusive of VAT, which may be payable.

## Viewing

Strictly by appointment with the sole selling agents:

**Frazer Kidd**

028 9023 3111

mail@frazerkidd.co.uk





For further information please contact:

**Brian Kidd**  
07885 739063  
bkidd@frazerkidd.co.uk

**Neil Mellon**  
07957 388147  
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**Disclaimer**

Frazer Kidd LLP for themselves and for the vendors of this property whose agents they are, give notice that (i) The particulars are set out as a general outline for the guidance of intending purchasers or lessees, and do not constitute part of an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person in employment of Frazer Kidd LLP has any authority to make or give representations or warranty whatever in relation to this property.

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EPC

The image shows two Energy Performance Certificate (EPC) reports. The left report is for 'A102 Frazer and Francis Professional Services' with an energy rating of 'C'. The right report is for 'B1 Offices and Working Businesses' with an energy rating of 'E'. Both reports include a color-coded energy rating scale from A+ to G, a comparison of the property's rating to others, and a 'Typical of the existing stock' indicator.